



Prime Investment Opportunity | Operational Boutique Hotel in Central Athens

For Sale : **€ 1,600,000**

Description

Situated in the highly desirable district of Pagkrati, this exceptional 545 m² commercial asset presents a high-yield investment opportunity in the heart of Athens. Spanning six levels—from basement to fourth floor—the fully operational hotel is strategically positioned within short walking distance of iconic landmarks such as the Panathenaic (Kallimarmaro) Stadium, the Acropolis, Monastiraki, and Zappeion Hall.

The property features 14 fully equipped guest rooms ranging from single to double and triple configurations, with average room rates between €50 and €100 per night depending on seasonal type. Finished with elegant marble and hardwood flooring, double-glazed aluminum frames, and serviced by an elevator, the building operates efficiently with independent natural gas heating, air conditioning, three-phase power, and disabled access. Demonstrating strong historical performance, high occupancy rates, and established profitability, the hotel is primed for immediate revenue generation.

Investment Flexibility & Acquisition Structures

Investors are presented with two attractive ownership models tailored to their yield preferences:

The complete property and operational business package is offered at €2,000,000 for full direct management. Alternatively, investors can acquire the real estate asset independently for €1,600,000 to secure immediate passive income. Under the real estate option, the existing hotel operator maintains a lease agreement through 2030, generating a stable monthly rental income of €2,700.

Location & Investment Appeal

Ideally located near major public transport networks, bustling retail hubs, and premier cultural sites, the hotel commands bright, open views in a top-tier tourist district. With proven commercial metrics, steady average daily rates, and flexible entry points, this asset stands out as an outstanding addition to any commercial real estate portfolio.

Details

Property Type: Hotel	Status: Available	Construction Type: Concrete
Unit Number: 14	Website	

Main Features

Property Subtype: Hotel	Construction Stage: Completed	Construction Year: 1977
Bedrooms: 14	Bathrooms: 14	

Area

Internal Area: **545m²**

Energy & Heating

Heating Type: Autonomous Heating System	Heating Medium: Gas Heating System
Cooling Type: Autonomous Cooling System	Energy Efficiency Grade: E

Further Details

Alarm, Secure Door, Elevator, Water, Electricity, Air Condition